



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

February 24, 2020

Jeff Simon
621 E First Avenue
Albany, OR 97321

Mr. Simon:

City of Albany Historic Review Application (File No. HI-01-20)
Property Address: 916 Maple Street SW
Linn County Assessor's Map No. 11S-04W-12AD; Tax Lot 108

On February 21, 2020, the Community Development Director **APPROVED** an application to remove and relocate an existing window, reinstall existing trim, and install new siding (application file no. HI-01-20). The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC). The following findings are in support of the decision to approve this application. For more information or questions, please contact Project Planner Tony Mills at 541-917-7555 or Planning Manager David Martineau at 541-917-7561.

REVIEW CRITERIA (ADC 7.120)

The Director will approve residential alteration requests if one of the following criteria is met:

- a. There is no change in historic character, appearance, or material composition from the existing structure.*
- b. The proposed alteration materially duplicates the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.*
- c. The proposed alteration is not visible from the street.*

FINDINGS OF FACT

1. The residential structure located at 916 Maple Street SW is identified as Historic Contributing within the Monteith Historic District. The Archeson House is located along Maple Street within the Hackleman Monteith Zoning Designation (Attachment A). Per the Historic Resources Survey Form, the circa 1911 Bungalow style structure features a half width recessed porch with Tuscan columns, exposed rafter tails, bargeboard, a tapered exterior chimney, and bevel windows. According to the Historic Resources Survey Form, the side entrance and front entryway handrails and steps have been altered.
2. The house is located on a 0.08-acre parcel situated along Maple Street; mid-block between Ninth and Tenth Avenue. The site consists of a one-story structure, approximately 2,347 square feet in size. The house is set back approximately 22 feet from the front property line along Maple Street.

3. On the western elevation (not visible from the right of way), the applicant proposes to:
 - a. Remove and relocate an existing window along the western elevation of the structure. (Attachment B).
 - b. Reinstall existing trim and install new siding. (Attachment B).
4. Application materials include elevation drawing of the existing structure with notes describing the proposed alterations (Attachment B).
5. The applicant has submitted a building permit application.

CONCLUSIONS

1. Only one of the review criteria in ADC 7.120(1) must be met for the proposed alterations to be approved.
2. The proposal is to remove and relocate an existing window, reinstall existing trim, and install new siding on the western portion of the structure facing the rear property line. The proposed alteration is not visible from the street; therefore, it meets the criteria in ADC 7.120(1)(a).
3. This application satisfies the review criteria for a director-level decision based on compliance with ADC 7.120(1)(a) and is approved without conditions.

Given the above analysis, the project as conditioned complies with all applicable review criteria.

Sincerely,

Signature on file

David Martineau
Planning Manager

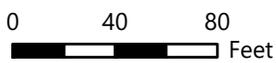
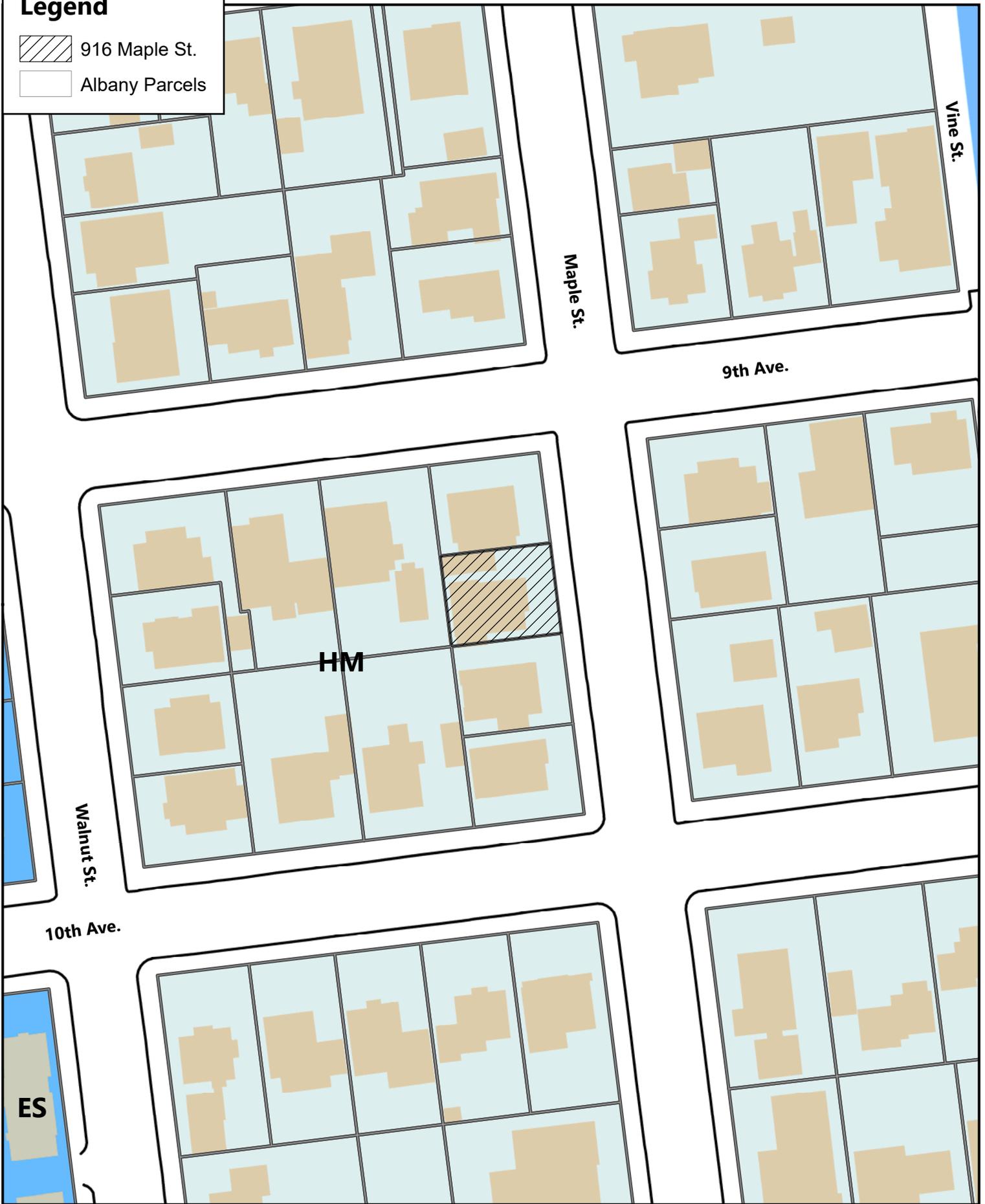
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Enclosures 2

c: Johnathan Balkema, Building Official Manager (via email)
File: HI-01-20

Legend

-  916 Maple St.
-  Albany Parcels



Date: 2/4/2020 Map Source: City of Albany

916 Maple St.

Location / Zoning Map

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PLANNING APPLICATION

APPLICANT/OWNER & AUTHORIZING SIGNATURES

To be included with ALL City of Albany planning submittals
Send completed application and checklist(s) to eplans@cityofalbany.net

- o Adjustment (AD)
o Alternative Setback
o Annexation (AN)
o Comprehensive Plan Amendment (CP)
o Conditional Use - Type II or III (circle one)
o Existing Building: expand or modify
o Development Code Text Amendment (DC)
o Floodplain Development Permit (FP)
o Historic Review (HI)
o Interpretation of Code (CI)
o Land Division (check all that apply)
o Modification - Approved Site Plan or Conditional Use
o Natural Resource Boundary Refinement
o Natural Resource Impact Review (NR)
o Non-Conforming Use (MN)
o Planned Development (PD)
o Preliminary (Type III)
o Final (Type I)
o Property Line Adjustment (PLA)
o Site Plan Review (SPR)
o Accessory Building
o Change of Use, Temporary or Minor Developments
o Manufactured Home Park
o Modify Existing Development
o New or Existing Parking Area Expansion
o New Construction
o Tree Felling
o Temporary Placement (TP)
o Urban Growth Boundary (UGB)
o Vacation (VC)
o Public Street or Alley
o Public Easements
o Variance (VR)
o Willamette Greenway Use (WG)
o Zoning Map Amendment (ZC)
o Quasi-judicial (Type IV)
o Legislative (Type IV)
o Other Required (check all that apply)
o Design Standards
o Hillside Development
o Mitigation
o Parking/Parking Lot
o Traffic Report
o Other

Location/Description of Subject Property(ies)

Site Address(es): 916 SW MAPLE ST
Assessor's Map No(s): 11504W12AD Tax Lot No(s): 108
Comprehensive Plan designation: RESIDENCE Zoning designation: HM
Size of subject property(ies): RELOCATE BACK Related Land Use Cases:
Project Description: RELOCATE UNUSUALLY ON BACK OF HOUSE AND INSTALL NEW SIDING AND EXISTING TRIM
Historic Overlay Natural Resource Overlay District Floodplain or Floodway Overlay

Applicant Information (must be signed)

Name: JOSE SMUN Signature: [Signature]
Mailing Address: 621 E 1st Ave Date: 1/21/20
City: Albany State: OR Zip: 97321
Phone #: 541 981 9666 Fax #: Email: JOSE & JOSE SIMUN@boces.com
File #(s): HI-0001-20 Date Fee & Application Received:
Pre-App File #(s): Pre-App Meeting Date:
Amount Paid: Received By: MD

Property Owner Information (must be signed)

Same as Applicant

Name: _____ Signature: _____
Mailing Address: _____ Date: _____
City: _____ State: _____ Zip: _____
Phone #: _____ Fax #: _____
Email: _____

Authorized Agent or Representative (must be signed, if applicable)

Choose One: Engineer Architect Other _____

Name: JEFF SIMON SAME AS APPLICANT Signature: _____
Mailing Address: _____ Date: _____
City: _____ State: _____ Zip: _____
Phone #: _____ Fax #: _____
Email: _____
Relationship to property owner(s): _____

Electronic Plans Representative (if different from applicant)

IF MORE THAN ONE, PROVIDE THE FOLLOWING INFORMATION FOR EACH; THEY WILL BE SENT ALL CITY NOTICES

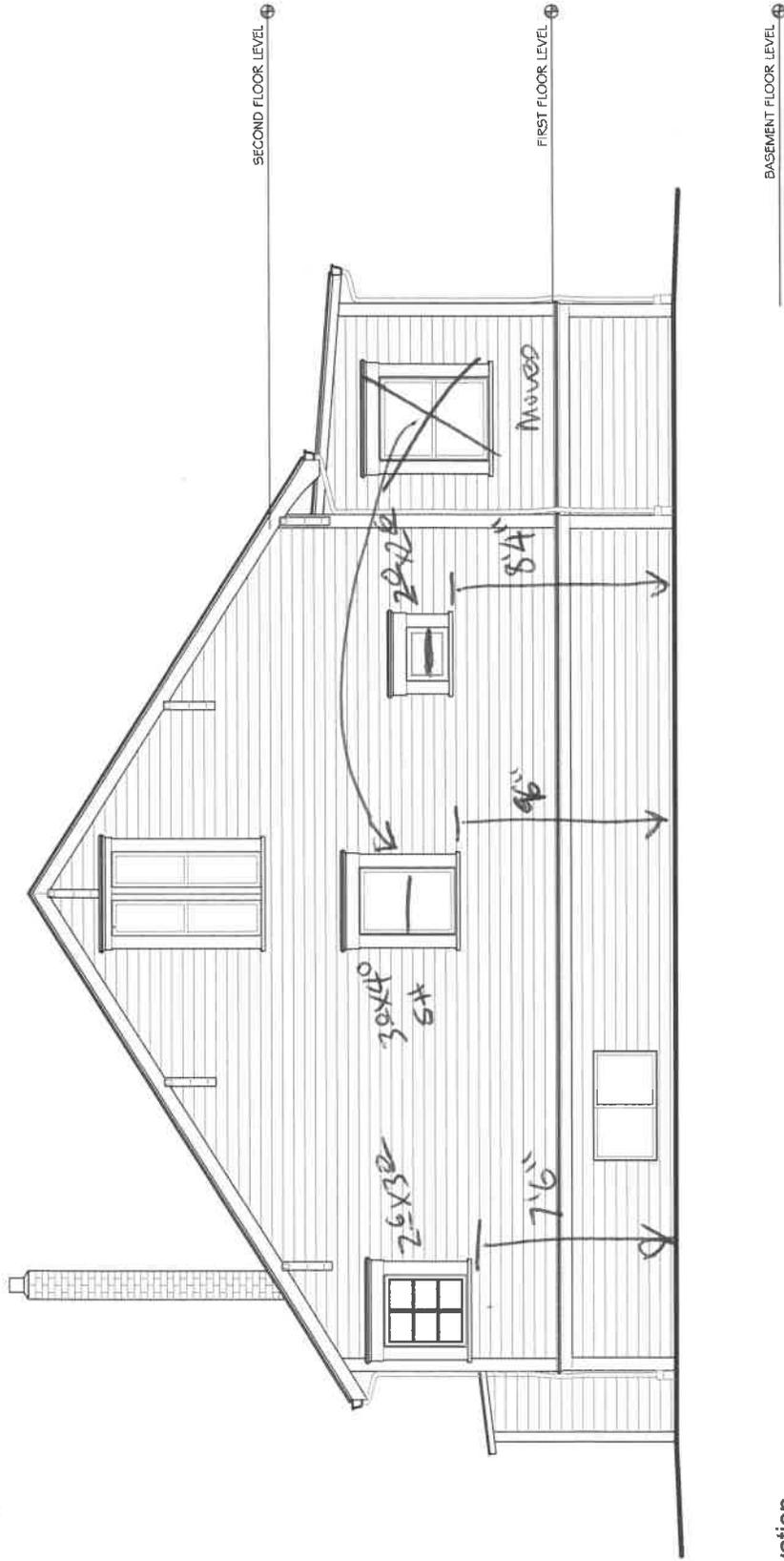
Choose One: Engineer Architect Other _____

Name: _____ Signature: _____
Mailing Address: _____ Date: _____
City: _____ State: _____ Zip: _____
Phone #: _____ Fax #: _____
Email: _____

Other Representative (must be signed, if applicable)

Choose One: Engineer Architect Other _____

Name: _____ Signature: _____
Mailing Address: _____ Date: _____
City: _____ State: _____ Zip: _____
Phone #: _____ Fax #: _____
Email: _____



Existing - West Elevation

SCALE: 1/4" = 1'-0"

STAHL RESIDENCE - First Floor Remodel

916 SW Maple Street, Albany, Oregon 97321 Contact Information: Sirena Siah (Homeowner) 541.230.4564 (cell), sirenasong26@yahoo.com (email)

Ellis Design Group, llc

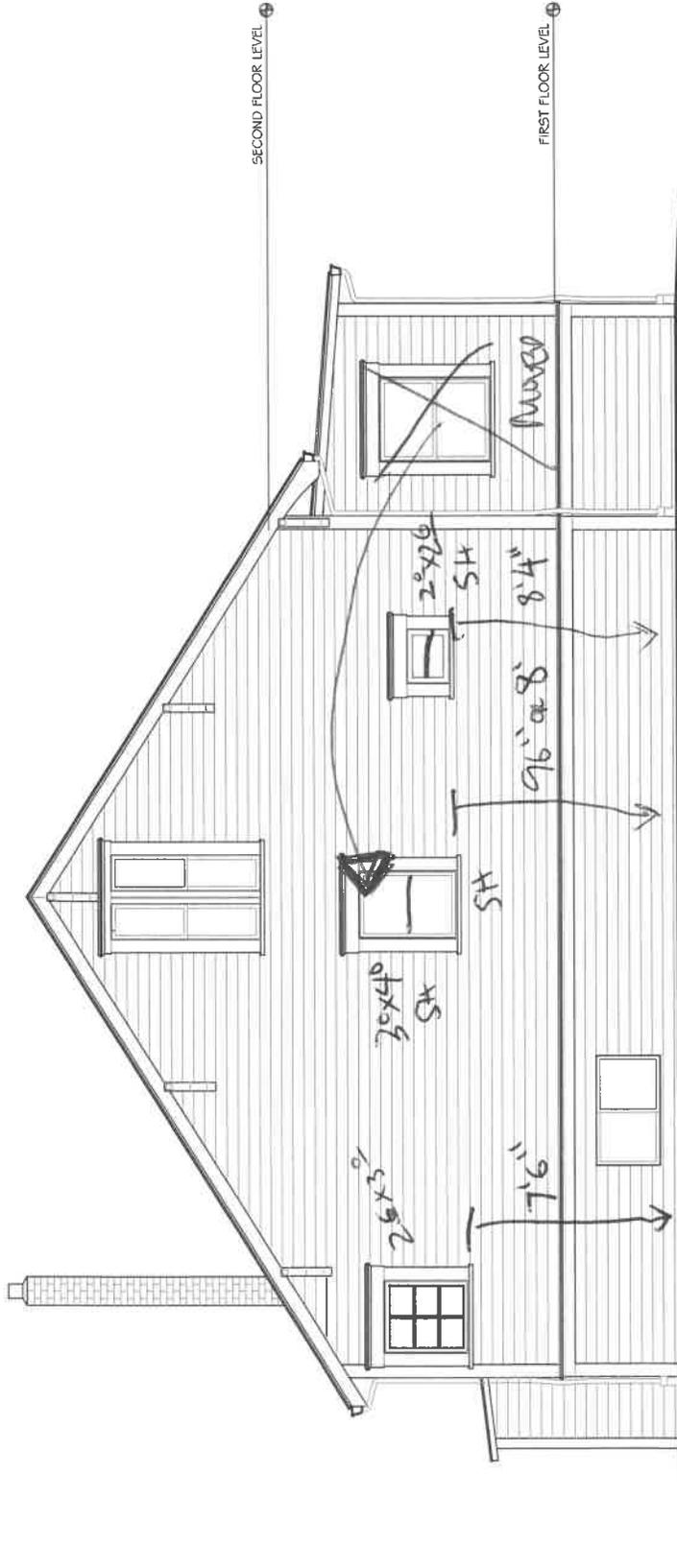
P.O. BOX 40277, EUGENE, OREGON 97404

04.16.2019

(541) 556-7620 (CELL)

Existing - West Elevation - 005

CAROL@ELLISDESIGNGROUP.LLC



Existing - West Elevation

SCALE: 1/4" = 1' - 0"

STAHL RESIDENCE - First Floor Remodel

916 SW Maple Street, Albany, Oregon 97321 Contact Information: Sirena Stahl (Homeowner) 541.230.4564 (cell), sirenasong26@yahoo.com (email)

Ellis Design Group, llc

P.O. BOX 40277, EUGENE, OREGON 97404

Existing - West Elevation - 005

CAROL@ELLISDESIGNGROUP.LLC

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